

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Spokane

State: WA

PJ's Total HOME Allocation Received: \$24,863,050

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State: 14			
% of Funds Committed	94.32 %	95.93 %	12	94.94 %	49	46	
% of Funds Disbursed	90.31 %	88.57 %	4	84.35 %	70	69	
Leveraging Ratio for Rental Activities	6.21	6.83	1	4.59	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	95.20 %	93.72 %	9	81.38 %	61	51	
% of Completed CHDO Disbursements to All CHDO Reservations***	79.13 %	79.79 %	7	68.05 %	69	65	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	96.06 %	93.57 %	6	79.65 %	89	84	
% of 0-30% AMI Renters to All Renters***	69.09 %	63.98 %	7	44.76 %	89	85	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	98.90 %	99.07 %	9	94.31 %	58	54	
Overall Ranking:			In State:	6 / 14	Nationally:	94	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$15,961	\$25,028		\$25,245	634 Units	28.20 %	
Homebuyer Unit	\$10,684	\$19,416		\$14,395	100 Units	4.40 %	
Homeowner-Rehab Unit	\$18,211	\$19,280		\$20,186	165 Units	7.30 %	
TBRA Unit	\$3,801	\$1,680		\$3,142	1,353 Units	60.10 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Spokane WA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$63,473	\$95,146	\$19,144
State:*	\$112,262	\$107,034	\$23,751
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 3.9 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.99

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	80.1	84.0	88.5	76.3
Black/African American:	7.6	1.0	1.8	8.7
Asian:	0.8	2.0	0.0	0.5
American Indian/Alaska Native:	4.3	4.0	0.6	7.8
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.1
American Indian/Alaska Native and White:	0.0	0.0	1.2	0.1
Asian and White:	0.2	0.0	0.6	0.0
Black/African American and White:	1.1	0.0	0.6	0.0
American Indian/Alaska Native and Black:	0.6	0.0	0.6	0.0
Other Multi Racial:	0.3	0.0	1.2	0.0
Asian/Pacific Islander:	0.8	1.0	0.6	3.0

ETHNICITY:

Hispanic	4.1	8.0	4.2	3.6
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HOUSEHOLD SIZE:

1 Person:	45.2	30.0	38.2	37.9
2 Persons:	20.7	17.0	23.0	20.0
3 Persons:	14.0	24.0	16.4	15.2
4 Persons:	10.0	16.0	12.1	13.3
5 Persons:	5.7	5.0	6.7	8.8
6 Persons:	1.9	1.0	2.4	3.4
7 Persons:	0.8	4.0	0.6	1.0
8 or more Persons:	1.6	3.0	0.6	0.4

HOUSEHOLD TYPE:

Single/Non-Elderly:	38.9	28.0	26.1	33.5
Elderly:	11.6	2.0	24.2	4.8
Related/Single Parent:	24.8	28.0	21.8	42.9
Related/Two Parent:	12.7	40.0	22.4	10.8
Other:	11.9	2.0	5.5	8.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	6.5	0.0 [#]
HOME TBRA:	1.0	
Other:	16.6	
No Assistance:	76.0	

of Section 504 Compliant Units / Completed Units Since 2001 182

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Spokane

State: WA

Group Rank: 94
(Percentile)

State Rank: 6 / 14 PJs

Overall Rank: 94
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	95.2	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	79.13	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	96.06	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	98.9	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	1.49	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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